

**52/6 Ashley Terrace  
Edinburgh EH11 1RX**

**Offers Over £315,000**

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and washer/drier included in sale
- Two double bedrooms with master featuring study area
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal drying green
- On-street permit parking

**Council Tax Band: D**  
**Tenure: Freehold**  
**Shared Ownership: N**



## Flat

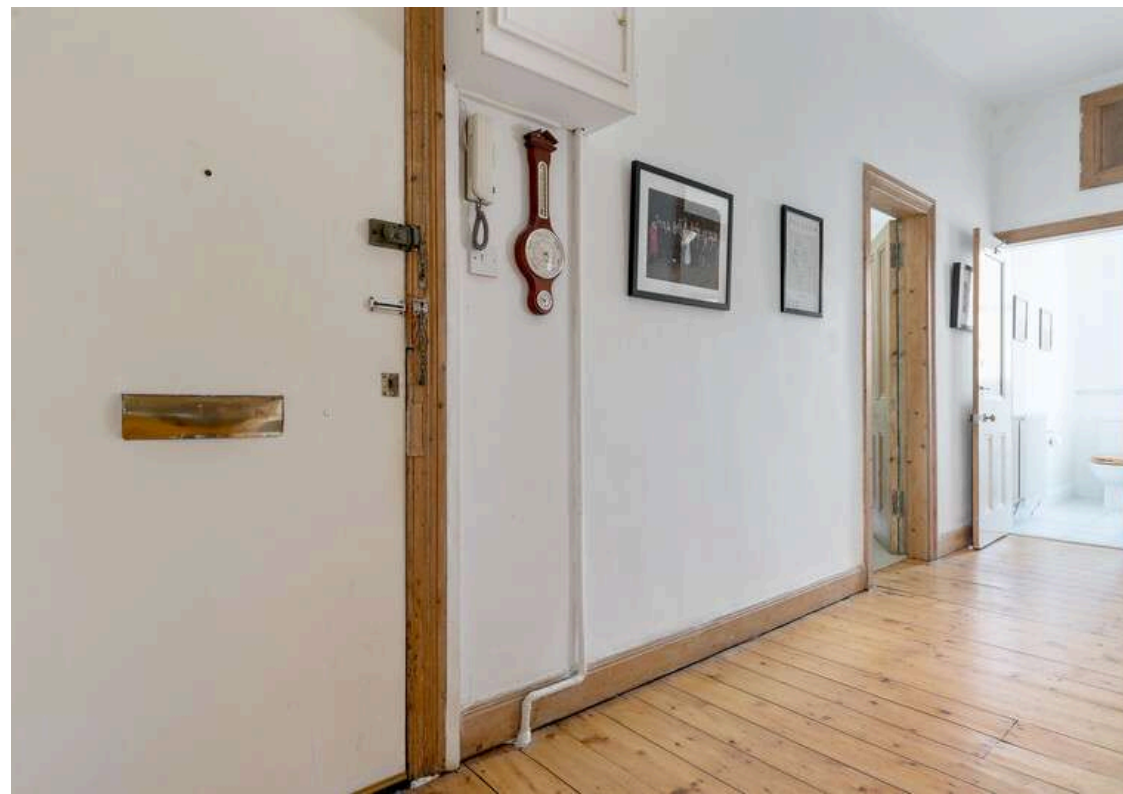
Blair Cadell is delighted to present this superb two-bedroom flat in the highly sought-after Shandon area. The property is in excellent condition throughout and would suit a variety of buyers, making viewings highly recommended.

The accommodation features a stunning bay window lounge, complemented by ornate cornicing and a decorative fireplace, creating a perfect space for relaxing with family and friends. The modern kitchen is well-equipped with a range of wall and floor-mounted units, a gas hob, electric oven, and a washer/dryer, all included in the sale. The flat offers two generous double bedrooms, with the master benefiting from a convenient study area, ideal for home working. The bathroom includes a three-piece suite with a mains-powered shower over the bath. The property also benefits from gas central heating and double glazing throughout, ensuring energy efficiency. Additional features include access to a large communal drying green at the rear and on-street permit parking.

Shandon is a desirable residential area located just 1.5 miles from Edinburgh's city centre, with frequent bus services providing easy access. The city bypass is a short drive away, offering convenient connections to Edinburgh International Airport and major motorways including the M8, M9, and M90. The area is well-served by reputable public and private schools, including Craiglockhart Primary School and George Watson's College. For shopping, residents have a range of options, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and nearby Lidl and Aldi. Shandon also boasts excellent recreational amenities, such as Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which features restaurants, a cinema, and a Nuffield Health gym.

**Viewing by appointment 0131 337 1800**

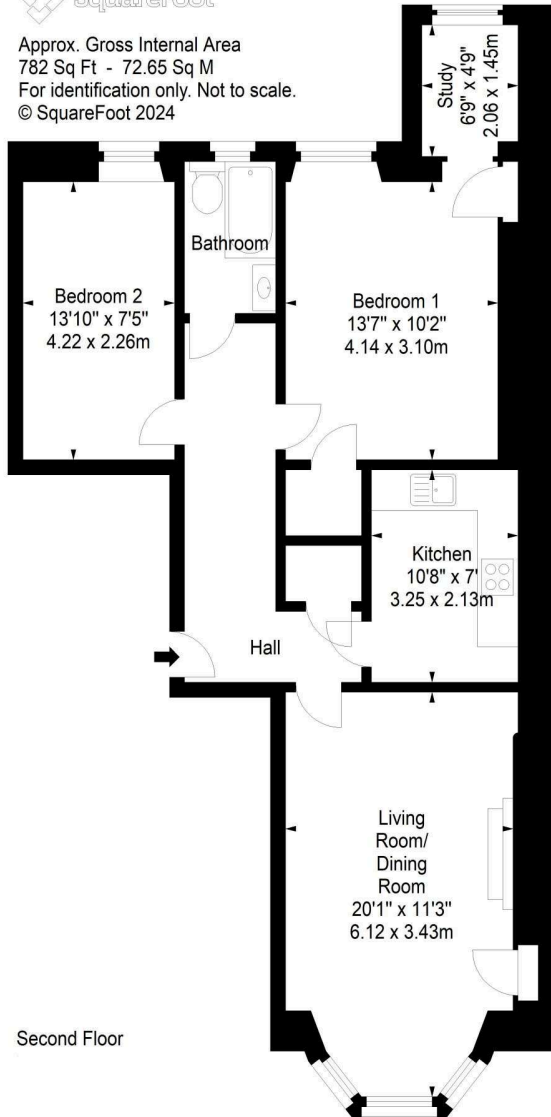




**Ashley Terrace,  
Edinburgh,  
Midlothian, EH11 1RX**



Approx. Gross Internal Area  
782 Sq Ft - 72.65 Sq M  
For identification only. Not to scale.  
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